

Montreux Homeowners' Association  
ANNUAL MEETING  
April 22, 2010  
Lewis Creek Park Visitors' Center  
7:00 to 8:30 p.m.

The Board Members in attendance at this meeting were Joe Preston, Peter Roppo, Jay Willenberg, Marty Nelson, Myrt Nelson, Jerry Mack, John Bryon, Bob Keilin, Susanna Wilkin, and Susan Gardner.

Joe Preston welcomed everyone and started off letting them know how much he has enjoyed working on the Board over the years, and what a great opportunity it is to be involved.

Marty Nelson introduced himself. He is responsible for electrical, mailboxes, and working with Jerry Lilly on the ponds and waterfalls. He then gave Jerry Lilly's Power Point presentation (in Jerry's absence), which included photos of our lakes and waterfalls and detailed information. The presentation is attached to these minutes.

John Bryon discussed CC&R's. His job is to make sure that the CC&R's are maintained. This year we had 12-13 issues; Five-six neighbors were not happy with how other neighbors were keeping up landscaping – Generally these problems were resolved fairly easily. Another ongoing issue our community has is keeping the yard lamps lit; making sure working light bulbs are in and that the sensor is working correctly. John also reminded us that trash cans should be out of view during the week, and that satellite dishes should be installed out of sight of neighbors and the street. A number of complaints had been made about a tenant who let his dog run without a leash. Apparently he was not aware of the CC&R's. The situation has been corrected.

Joe talked for a minute about our storm drainage systems. A reminder was made that it is the homeowner's responsibility to keep the drains and the drain fields on their properties in good working order.

Bob Keilin, Government Affairs, had lost his voice, and was unable to give his report.

Susanna Wilkin is stepping down in her role as Social Chair, and told the group that the position is open. Our annual garage sale will be on Saturday, May 22, 2010 this year. We are starting a Welcoming Committee, and will be visiting neighbors as they move into the neighborhood; Susanne will head this committee.

Joe thanked the Board, and said that Susan has now archived the minutes and financial statements. We have two new committee chairs: Charles Hayden, who has volunteered to be our webmaster, and Duane Burke, who, along with his wife, Doris, will be the new newsletter editor. Charles is a new homeowner in Montreux. Duane and his wife are former publishers; he gave credit to Marty and Myrt for recruiting him.

Myrt talked about landscaping. We have organized people to do monument cleaning, and in the past we have had clean-up days. Last October we had a major car accident at the waterfall, and we occasionally have other car accidents that cause damage to the landscaping; Myrt coordinates the repair with Pacific Landscape. We fertilize and spray on a regular basis. Last year we put bark down.

Jerry Mack, ACC, talked about what his committee does, basically monitoring changes to home exteriors. He showed a Power Point presentation (attached) focusing on roof replacement, and talked about the new grades of composition roofs. He proposed that we form an ad-hoc committee of homeowners to discuss a possible change to the CC&R's allowing certain grades of composition roofs.

Jay Willenberg, Treasurer, has been on the Board since he moved here. He has been the treasurer for the past seven-eight years. He showed a Power Point presentation (attached) detailing our finances. We have 242 homes. Our dues have gone from \$135 to \$225/quarter over the years. The change to \$225 was made in 2005. There are a number of pending foreclosures and homeowners who have fallen behind on their dues payment. This is the worst it has ever been, probably because of the economy. He showed a breakdown of where our expenses are. We have a strong capital reserve account, over \$135,000, which is used for larger expenses such as the new mailboxes last year.

Joe talked about the possibility of a dues increase. It's important to keep our reserves up so we don't have to have special assessments. Over the years, we have cut back on some things (extensive holiday lights, four color plantings a year, etc.) to make sure we balance the budget. A dues increase at this time will not be necessary, but may be in the future.

Discussion ensued about foreclosures in our neighborhood. People were curious about how to keep yards looking nice when a home has been abandoned.

Joe reported that a homeowner had brought certain provisions in the Washington RCW to the attention of the Board. The RCW requires that HOA's with yearly assessments exceeding \$50,000 have an annual audit unless the requirement is waived by 2/3 of the homeowners attending a meeting where a quorum is present. The HOA already has an accountant that does a yearly review of our financial statements costing around \$2,500. An audit would cost \$8,000 to \$10,000 plus the cost of having our bookkeeper sit with the auditor to go through all of our records. Copies of financial statements including year-end bank statements were furnished to all attendees. A suggestion was made that the Board consider having an audit performed on a less frequent interval – say, every three years. A motion was made to waive the requirement for an annual audit this year. All were in favor and none were opposed.

All homeowners present received a copy of the budget. A motion was made to approve the budget, all were in favor, and none were opposed.

Homeowner Win Jones expressed his appreciation for the Board, and talked about the value of volunteers. He feels that the Board's hard work is saving the Association the significant expense of paying for a property management company.

New committee chairs were announced:

Newsletter Editor	Duane and Doris Burke
Website	Charles Hayden, Trudy Brassell
Welcoming Committee	Susanna Wilkin

Ballots were passed out for the proposed slate of officers for the 2010-2011 term:

President	Peter Roppo
Vice President	Open
Treasurer	Jay Willenberg
Secretary	Susan Gardner
CC&R's	John Bryon
ACC	Jerry Mack
Landscaping	Myrt Nelson
Ponds and Waterfalls	Jerry Lilly
Social	Open
Government Affairs	Bob Keilin
Electrical	Marty Nelson
Past President/Advisor	Joe Preston

Ballots were collected and tallied. The voting was unanimous; all Board Members were approved.

Respectfully submitted,  
Susan Gardner  
April 22, 2010